



Wylie Planning and Zoning Commission

Minutes
Wylie Planning & Zoning Commission
Tuesday January 19, 2016 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

Chair Ron Smith called the meeting to order at 6:03 PM. In attendance were: Vice-Chair Dennis Larson, Commissioner Mike McCrossin, Commissioner Randy Owens, Commissioner Sonia Ahmed and Commissioner David Williams. Commissioner Jerry Stiller was absent.

Staff present was Renae' Ollie, Planning Director, Jasen Haskins, Sr Planner, Kevin Molina, Planner and Mary Bradley, Administrative Assistant. Ms. Ollie introduced new Staff member, Donna Erskine, as the new GIS Analyst for the City of Wylie.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Williams gave the Invocation and Commissioner Owens led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizens Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the January 5, 2016, Regular Meeting.

Board Action

A motion was made by Commissioner Owens and seconded by Vice-Chair Larson to approve the minutes for January 5, 2016, as submitted. Motion carried 6 – 0.

REGULAR AGENDA

Regular Agenda

Item 1 – Final Plat Creekside Estates Phase 9

Consider, and act upon a recommendation to the City Council regarding a Final Plat for Creekside Estates Phase IX, consisting of 11.076 acres for 32 single family residential lots, generally located on Lewis Drive north of McMillian Road.

Staff Presentation

Mr. Haskins stated that the property totals 11.076 acres and will create 32 single-family residential lots, and an open space lot. The property is part of the overall Planned Development Ordinance 1999-32, totally 296.441 acres Creekside Estates Addition.

The open space lot fronts McMillian Road will be owned and maintained by the Homeowners Association.

Staff recommends approval, subject to additions and alterations as required by the City Engineering Department.

Board Action

A motion was made by Commissioner Ahmed, and seconded by Commissioner Owens, to recommend approval to City Council for Final Plat Creekside Estates Phase 9. Motion carried 6 – 0.

Item 2 – Final Plat Covington Estates Phase Two

Consider, and act upon a recommendation to the City Council regarding a Final Plat for Covington Estates Phase Two, consisting of 13.927 acres for 43 single family residential lots, generally located south of Alanis Drive, west of South Ballard Avenue, and north of Colonial Drive.

Staff Presentation

Mr. Molina stated that the property totals 13.927 acres and will create 32 single-family residential lots. The property is part of the overall Planned Development Ordinance 2014-03, creating a maximum number of 87 single-family residential lots.

The base zoning of the PD was 10,000 square foot lots and minimum house size of 2,400 square foot. However, the PD Conditions allowed modifications for the house size, but kept the 10,000 square foot lot size.

Staff recommends approval subject to additions and alterations as required by the city Engineering Department.

Board Discussion

The Commissioners questioned the size of the minimum house size. Mr. Chris Seely, Engineering Concepts and Design, 201 Windco, Wylie, stated that the PD allowed a minimum 1,800 square foot or greater. The market is requesting larger house sizes.

Board Action

A motion was made by Vice Chair Larson, and seconded by Commissioner McCrossin, to recommend approval to City Council for Final Plat Covington Estates Phase Two. Motion carried 6 – 0.

Public Hearing

Ms. Ollie stated that the next item is listed as a Preliminary Plat on the Agenda, which is a typo, it should be a Replat for Public Hearing. Replats for commercial lots are public hearings, but no notification is required.

Public Hearing 1 – Replat for Freddy's Addition

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a Replat for Freddy's Addition, creating three lots on 3.789 acres, generally located on the southeast corner of FM 544 and Regency Drive.

Staff Presentation

Mr. Molina stated that the purpose of the Replat was to create three lots for commercial retail use. The property totals 3.789 acres and is zoned Commercial Corridor. Lot 1 will develop a Freddy's Custard Restaurant. Lots 2 and 3 may be further subdivided and uses as permitted under the Commercial Corridor zoning.

Staff recommends approval subject to additions and alterations as required by the City Engineering Department.

Public Comments

Chair Smith opened the Public Hearing.

Mr. Juan Vasquez, Vasquez Engineering, 1919 S Shiloh Road, Garland, represented engineering firm, stated that the developer intends to combine three tracts of commercial property, the Wylie Economic Development tract and two lots from the Jacobs Addition. The Site Plan for Freddy's Frozen Custard is forthcoming, proposed developed on the corner of FM 544 and Regency Drive.

Mr. Charles McClure, P.O. Box 802047, Dallas, developer and franchisee for Freddy's Frozen Custard, for the Dallas-Fort Worth Metroplex. We look forward to coming to Wylie. This will be our fifth store and projecting to build eighteen more in the metroplex.

Chair Smith closed the Public Hearing.

Board Action

A motion was made by Commissioner Owens, and seconded by Commissioners Williams, to recommend approval to City Council on Replat for Freddy's Addition. Motion carried 6 – 0.

Public Hearing 2 – Replat for Railroad Addition

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a Replat for Railroad Addition, Lot 1R, Block 31; Being a Replat of Lots 1A, 2A, and 3A of Block 31, establishing one multi-family residential lot on 0.129 acres,

generally located on the southwest corner of 2nd Street and Masters Avenue (200 South Second Street). **RP 2016-01.**

Staff Presentation

Mr. Haskins stated that the purpose of the Replat is to reconfigure three lots into one multi-family residential lot on 0.129 acres. The property is zoned Multi-Family (MF).

The lot will meet all setbacks and lot size according to townhome standards. A single-family attached use is allowed by right within the multi-family zoning district.

Seventeen comment forms were mailed property owners within 200 feet. One comment form was received in opposition. The request is not for change of zoning, but rather to reconfigure three small lots into one to meet the current requirements.

Staff recommends approval subject to additions and alterations as required by the City Engineering Department.

Public Comments

Chair Smith opened the Public Hearing.

Mr. Bob Heath, 4506 E Parker Road, developer, stated that the desire is to construct a duplex/townhome. The property may include two-story with a 1800-1900 historic era look. The intention is to have the two families own and occupy, and not for a rental property.

Chair Smith closed the Public Hearing.

Board Action

A motion was made by Commissioner McCrossin, and seconded by Commissioners Williams, to recommend approval to City Council on Replat for Railroad Addition, Lot 1R, Block 31. Motion carried 6 – 0.

Public Hearing 3 – Zoning Case 2016-01 – Global Senior Housing

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Single-Family Residential to Neighborhood Service with Specific Use Permit to allow Assisted Living Facility on 3.126 acre tract of land situated in the D. Williams Survey, Abstract 1021. Property generally located northeast corner of West Brown Street and Westgate Way. **ZC 2016-01**

Staff Presentation

Ms. Ollie stated that the applicant is requesting to develop a 64 unit Assisted Living complex. The complex will consist of 32 units designated for memory care, and 32 units designated for assisted living quarters. The proposed project consists of four buildings of 11,800 square feet each, with 16 units per building.

The requested zoning is Neighborhood Services with Specific Use Permit. The requirement from the ordinance is 64 parking spaces. However, the developer is proposing a reduction in parking spaces based on the number of units designated for

memory care, thereby requiring zero parking spaces. The plan is proposing a total of 49 parking spaces. Section 2.1 of the exhibit describes the industry standard that is being proposed to satisfy the parking need.

The applicant is proposing to install a six foot ornamental metal fence along the northern and eastern property line.

Eleven Comment Forms were mailed to surrounding property owners. One response was received in opposition, and zero comment forms were received in favor of the request.

Board Discussion

The Commissioners questioned the purpose of the reduction in parking spaces and lack of providing handi-cap parking. Mr. Bill Thomas, Engineering Concept and Design, 201 Windco, Wylie, stated that the parking requirement is based on what is provided from another facility owned by developer. The plan does not propose parking on the street. Mr. Richard Nicholls, 1919 Shield Drive, New Braunfels, Texas, manager of campus, stated that the definition of assisted living does not include independent living. Most of the residents do not drive, whether memory care or in the assisted living facility.

Commissioner McCrossin asked for clarification on access from Westgate Way. Ms. Ollie stated that it is one-way in and out from Brown Street with no median cut.

At the end of the discussion, Mr. Nicholls and the Commissioners agreed to provide additional handi-cap parking at each cluster.

The Commissioners and Mr. Nicholls discussed the screening of the property. The Commissioners desired a fence along Westgate Way in order to discourage parking on Westgate Way. Mr. Nicholls agreed to have a wrought iron fence along Westgate Way.

Public Comments

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

Board Action

A motion was made by Vice-Chair Larson, and seconded by Commissioner Owens, to recommend approval for ZC 2016-01, with stipulation of wrought iron fence be along northern, eastern and western property line, and parking include minimum of two handicap parking per cluster. Motion carried 5 – 1.

Miscellaneous

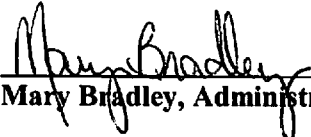
Ms. Bradley stated that there will be a meeting on February 2, 2016.

ADJOURNMENT

A motion was made by Vice-Chair Larson, and seconded by Commissioner McCrossin to adjourn the meeting at 7:21PM. All Commissioners were in consensus.


Ron Smith, Chair

ATTEST:


Mary Bradley, Administrative Assistant